

TOWNSHIP OF WEST MILFORD

PLANNING BOARD

REGULAR MEETING AGENDA

APRIL 12, 2007

7:30 p.m.

MAIN MEETING ROOM OF TOWN HALL

LEGAL

In accordance with Chapter 231, Public Laws of 1975 of the State of New Jersey, adequate advance notice of this regular meeting was published in the Herald News and Suburban Trends newspapers. A copy has been filed with the Township Clerk's office and posted on the bulletin board in the main corridor of the Town Hall. The main meeting room is ADA accessible. Special needs can be accommodated by contacting the Planning Board at (973) 728-2798.

PLEDGE OF ALLEGIANCE

ROLL CALL

Regular Members:	Steven Castronova, James O'Bryant, Douglas Ott, Michael Siesta, Clinton Smith, Leslie Tallaksen, Kurt Wagner, Philip Weisbecker
Alternates:	Thomas Harraka, David Volpe
Chairman:	Michael Tfank
Board Attorney:	Glenn Kienz, Esq.
Planning Director:	William Drew, P.P.
Consulting Engineer:	Robert Kirkpatrick, P.E.

PUBLIC PORTION

Up to half-hour reserved.

SITE PLAN WAIVER APPLICATIONS

APPLICATIONS

EUGENE & ELAINE PRAIS
Preliminary Subdivision #0410-1961
Variance #0430-0654
Block 8401; Lots 22 and 23
114 Dockerty Hollow Road; R-2 Zone
Request for time extension

MICHAEL ZUPP

Minor Subdivision #0610-1977

Variance # 0630-0734

Block 12110; Lots 6 & 17
463 Germantown Rd. & 9 Martha St.; R-2 Zone
Request for time extension

JOHN KOESTLER

Minor Subdivision #0610-1978

Block 3004; Lots 17 and 18
15 Dogwood Lane; LR Zone
Request for time extension

CASTLE ROCK ESTATES, LLC

Preliminary Subdivision #0310-1958

Block 9901; Lot 7
870 Union Valley Road; R-1 Zone
Request for time extension.

ERNEST OBERER

Minor Subdivision #0510-1975

Block 14201; Lots 14 and 15
350 Germantown Road; R-3 Zone
Lot line adjustment to provide for the construction of a single-family dwelling.

COMPLETE: 02-22-07

DEADLINE: 04-08-07

RICHARD SLIFER

Preliminary & Final Site Plan #0620-0260AB

Block 15701; Lot 34
5 Allison Avenue, HC Zone
Preliminary and final site plan approval to permit improvements to the property to accommodate a commercial business.
Consideration of Resolution 2007 - 17

COMPLETE: 01-08-07

DEADLINE: 04-22-07

MEMORIALIZATIONS

PIONEER BAR & GRILL, INC.

RESOLUTION NO. 2007 - 14

Preliminary & Final Site Plan #0620-0270AB

Block 2801; Lot 2
350 Warwick Turnpike, NC Zone
Preliminary and final site plan approval in connection with the reopening of a bar and restaurant.

THOMAS A. CELANO
RESOLUTION NO. 2007 - 15
Minor Subdivision #0410-1960
Variance 0430-0669
Block 5309; Lot 1
Cahill Cross Road; R-2 Zone
APPROVED: Request for time extension.

NEW YORK SMSA LIMITED PARTNERSHIP
D/B/A VERIZON WIRELESS (LARSEN ROAD)
RESOLUTION NO. 2007 - 16
Preliminary & Final Site Plan #0520-0268AB
Block 11401; Lot 8.05
Larsen Road; LR Zone
APPROVED: Preliminary and final site plan approval to permit the applicant to collocate on an existing telecommunications facility.

ORDINANCES FOR INTRODUCTION

Lake Commercial Zone: Proposed ordinance - permitted uses in the Lake Commercial Zone.

ORDINANCES REFERRED FROM COUNCIL

MISCELLANEOUS

PLANNING DIRECTOR'S REPORT

PLANNING BOARD ATTORNEY'S REPORT

MINUTES

Approval of minutes of the March 8, 2007 and the March 15, 2007 special meetings.

COMMUNICATIONS

Notice dated March 6, 2007 from the New Jersey State League of Municipalities regarding two bills being considered by the Assembly Housing and Local Government Committee – A-3870, Time of Decision and A-3860, Curtailing Municipal Zoning Authority.

Letter dated March 1, 2007 from McKittrick Engineering Associates, Inc. advising that Frank and Charles Decker are applying for a transition area waiver for property located on Greenwood Lake Turnpike, Block 6404; Lot 1.02.

HIGHLANDS WATER PROTECTION AND PLANNING ACT

Notices that the following applicants have applied for a Highlands Applicability Determination:

Kurt Renzland, 900 Burnt Meadow Road, Block 4601; Lot 16.

ADJOURNMENT